

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

June 13, 2016

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Board Room, 150 William St., Middletown, CT 06457 on Monday, June 13, 2016.

Vice Chairman Santacroce called the meeting to order at 5:01 p.m. and called the roll.

PRESENT: Sebastian Santacroce, Vice Chairman; Phil Cacciola, Commissioner , Senova Stone, Commissione

ALSO PRESENT: William Vasiliou, Secretary; Tom Guzzi, Financial Manager; John Rumberger, Facilities Manager;

ABSENT: Evan Noglow, Chairman, Izzy Greenberg, Commissioner, (excused absences)

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: : Due to abstentions the minutes of the May 9, 2016 meeting were tabled to the July meeting.

APPROVAL OF BILLS: On motion by Chairman Cacciola, seconded by Vice Chairman Santacroce; it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on the 5/31/16 A/R report which shows decreases of \$152.60 for Conn 9-2 an increase of \$272.26 for Conn 9-3, decrease of \$2159.15 for Conn 9-4, decrease of \$15.61 for Conn 9-5 and increases of \$13378.48 for MR and \$7.92 for E101. Overall a good month.

LEGAL ACTION: Secretary Vasiliou stated the report shows a total of \$129.53 received in collection accounts and expenses of \$564.11, very little activity for collections and court.

FINANCIAL: Mr. Guzzi presented the 2016 Financial Report Summary for all programs. Both the Sec 8 and Federal programs showed decreases due to the MERF Pension liability entry. The Moderate Rent and State Elderly programs showed healthy contributions to net income, and reserves are trending upward.

SECTION 8: Secretary Vasiliou reported that as of 6/8/16 873 Section 8 units are in place; \$704.90 is the average paid per participant in the program, and this number continues to grow. Sec. 8 administrators at HUD have recommended, and we have agreed to try, to increase landlord payments in an effort to place more units.

PERSONNEL: None

MAINTENANCE: 182 work orders completed in April. Department is busy rapping up and starting new projects.

MODERNIZATION: TS: Majority of punch list is complete, awaiting close out documents. MM: the bid opening has been pushed back to June 16. Maplewood bathrooms' apparent low bidder is Universal Flooring and there is an anticipated start date of fall of 2106. Giuffrida Engineering is wrapping up site surveys for the mechanical rooms. SHRP/MR: 4 buildings on Daddario are nearing completion. Re-roof work completed on Santangelo Circle and Rockwood Acres. Architect/CHFA completed punch list of Long Lane. Working with an Energize CT company to retrofit LED lighting and incentive programs for Sbona.

OLD BUSINESS: Update: A full and complete comprehensive package was submitted for the request for proposal for the relocation of the Wesleyan bookstore.

NEW BUSINESS: None

OTHER BUSINESS: None

There being no further business to come before the Commission, on motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce, it was unanimously voted to adjourn the monthly meeting at 5:32 p.m.

William Vasiliou
Secretary